To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the 476th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency. This Notice is sent to you pursuant to the Open Public Meetings Act N.J. S.A. 10:4-6 et. seq.

Sincerely,

Laura Shea
Chief of Legal and Regulatory Affairs

Enclosure
NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
TELECONFERENCE BOARD MEETING

This is to notify you that the 476th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, September 17, 2020 at 10:00 a.m.

Due to the COVID-19 pandemic and in compliance with Executive Order 107 issued by Governor Murphy on March 21, 2020, the offices of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) will not be accessible to members of the public. The Board meeting will be accessible via teleconference to members of the public.

ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND THE MEETING VIA
TELECONFERENCE MUST CALL 877-402-9753 (Dial in number) Access Code: 4125051
THE PUBLIC PARTICIPANTS WILL BE REQUESTED TO IDENTIFY THEMSELVES
WHEN JOINING THE CALL FOR PURPOSES OF ACCURATE MEETING MINUTES.

DIAL IN INSTRUCTIONS WILL ALSO BE POSTED ON THE HMFA WEBSITE
WWW.NJHOUSING.GOV

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency regarding the items.

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
476th TELECONFERENCE
BOARD MEETING
September 17, 2020
10:00 am
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

1. RATIFICATION OF ITEMS

1a. Ratification of the Approval of the Public Session Minutes of the August 6, 2020 Special Teleconference Meeting of the HMFA Board

1b. Ratification of the Approval to pursue remedies relating to a Sales Price Rebate Agreement and the Agency’s parking lot

2. SINGLE FAMILY

2a. Approval of the Replacement of BNY Mellon as Document Custodian for the MBS Program
3. SUPPORTIVE HOUSING

3a. HMFA #03471 – Vail Place Supportive Housing – Location: Mahwah, Bergen County, Developer: Nouvelle, LLC – Approval of a Mortgage Financing Commitment

b. HMFA #03472 – Locust Street Supportive Housing- Location: Wanaque, Passaic County, Developer: Nouvelle, LLC – Approval of a Mortgage Financing Commitment

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT

4a. HMFA #03525 – Princeton Senior Living – Location: Princeton, Mercer County, Developer: PIRHL, Developers, LLC – Approval of a Declaration of Intent

b. HMFA #03438 – Hinchliffe Residential – Location: Paterson, Passaic County, Developer: RPM Development Group – Approval of a Mortgage Financing Commitment

5. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

5a. HMFA #03349 – OAHS Netherwoods Village – Location: Plainfield, Union County Developer: OAHS Netherwoods Developer, LLC – Approval of a Mortgage Financing Commitment

6. MULTIFAMILY-NINE PERCENT TAX CREDIT

6a. HMFA #03405 – The Apartments at Warren – Location: Warren Township, Somerset County Developer: PIRHL Developers, LLC- Approval of a Mortgage Financing Recommitment

b. HMFA #03400 – The Place at Sayerville – Location: Sayerville, Middlesex County, Developer: Community Investment Strategies – Approval of a Mortgage Financing Recommitment

7. DELINQUENT ASSETS

7a. HMFA #2325- 450 Ocean Avenue – Approval of a Declaration of Default

b. HMFA #29 – Rowan Towers– Approval of a Mortgage Modification

c. HMFA #1481 – Asbury Towers – Approval of a Mortgage Modification

d. HMFA #2101 – Acorn Straight Apartments – Approval of a Mortgage Modification

e. HMFA #3097 – The Pierre Building – Approval of a Mortgage Modification

8. REGULATORY AFFAIRS

8a. HMFA #806 – Corinthian Towers- Approval of the Sale of Project

b. HMFA #914 – Lincoln Park Towers – Approval of the Sale of Project
c. HMFA #2593 – Montgomery Heights II – Approval to Transfer Ownership with the Managing Member of the Sponsor

9. CAPITAL MARKETS

9a. HMFA #03434 – Bergenview Apartments – Approval of Conduit Bond Documents

b. HMFA #2914 – Great Falls (Conduit) – Approval of a Resolution Authorizing a Supplemental Bond Agreement

10. OTHER BUSINESS

10a. Approval of revisions to the Small Landlord Emergency Grant Program

    Presentation – Damian Busch and Vikram Shah

11. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce the approximate time after calling the meeting to order.